

SAFETY COMMISSION AGENDA STATEMENT

Item 7
Meeting Date 11/13/08

ITEM TITLE: Resolution of the Safety Commission of the City of Chula Vista Approving the Conversion of 27th Street between Main Street and Faivre Street from a Two-way Roadway to a One-way Southbound Roadway.

SUBMITTED BY: Principal Civil Engineer *FR*

With several development proposals in the area of 27th Street, a request has been made to City staff that proposes to convert 27th Street, between Main Street and Faivre Street, from a narrow two-way road into a southbound one-way road.

RECOMMENDATION

Safety Commission accept staff's report and adopt a resolution concurring with staff's recommendation to make 27th Street a one-way (southbound) street, from Main Street to Faivre Street.

DISCUSSION

With several development proposals currently processing plans through the City of Chula Vista in the area of 27th Street, a request has been made to convert the narrow two-way street into a southbound one-way road. This road is a narrow, two-way industrial road and serves several adjacent businesses, with only one business located south of Faivre Street. The portion of 27th Street being considered for conversion is the 600-foot long section between Main Street and Faivre Street. The overall length of 27th Street is approximately 1,250 feet between Main Street and the southerly City limits. No changes are being proposed for the cul-de-sac portion of 27th Street south of Faivre Street. The request is based on the issues presented below.

Main Street and Broadway Intersection

In the current configuration, 27th Street intersects with Main Street at the intersection of Main Street and Broadway, creating a five-legged intersection (see Attachment 1). Main Street and Broadway are both classified as four lane major each with a roadway approximately 64 feet in width and 102 feet of right-of-way. Each leg of the intersection has four lanes (two in each direction) and a left turn pocket. At the southwest corner of the intersection of Main Street and Broadway, 27th Street intersects the intersection at an offset. The proposed change to a one-way street in the southbound direction would eliminate the northbound right turns coming out of 27th Street into the intersection. The intersection at Main Street and Broadway would essentially function as a four-legged intersection and improve the traffic flow and safety through the intersection.

Traffic Volumes

Traffic volumes for the intersection of Main Street and Broadway are listed in the table below.

| Main Street and Broadway Approach Volumes | Volume by Direction* | Volume by Direction* | Two-Way Volumes |
|------------------------------------------------------|---------------------------------|---------------------------------|----------------------------|
| Main Street (East Leg) | 12521 WB | 11234 EB | 23755 |
| Main Street (West Leg) | 13570 WB | 12504 EB | 26074 |
| Broadway (North Leg) | 9245 SB | 9410 NB | 18655 |
| Broadway (South Leg) | 7428 SB | 8644 NB | 16072 |

*EB = Eastbound, NB = Northbound, SB = Southbound, WB = Westbound

Traffic volume counts for 27th Street have been performed between the dates of October 14-16, 2008. The results of the counts are listed in the table below.

| 27th Street Volumes | Southbound % | Northbound % | Total Daily Volume |
|---------------------------------------|---------------------|---------------------|---------------------------|
| October 14, 2008 | 201 (73%) | 75 (27%) | 276 (100%) |
| October 15, 2008 | 232 (78%) | 67 (22%) | 299 (100%) |
| October 16, 2008 | 226 (78%) | 63 (22%) | 289 (100%) |
| Total Average Daily Traffic | 220 (76%) | 68 (24%) | 288 (100%) |

Approximately 3 out of every 4 vehicles of the daily traffic, along 27th Street between Main Street and Faivre Street, travels in the southbound direction. The conversion to a one-way southbound road way will have a minimal impact, since the majority of the present use is in the southbound direction. The intersection at Main Street and Broadway will also see a small decrease in volume in the eastbound direction.

Collision reports were also generated, but no significant difference can be attributed to the proposed conversion. Collision reports showed that, from the period between January 1, 2000 and December 31, 2007, two non-injury collisions occurred on 27th Street, and eleven reported collisions at the intersection of Main Street and Broadway between January 1, 2004 and December 31, 2007.

27th Street Improvements

The majority of 27th Street has damaged asphalt paving and does not include any curb, gutter or sidewalk. Pedestrians must walk in the travel way in order to walk down the street since there is no defined path for pedestrians to follow. The existing right of way measures 33 feet. The City of Chula Vista Design Standard for a two way industrial street designates a right-of-way of 78 feet, thus the City has only 42 percent of the right-of-way needed for its current use. Requiring the full width industrial street would severely limit development along 27th Street and intensify the problem with the 5-legged intersection. Due to the extremely low traffic volumes and the substandard width, a one-way street should be considered.

The conversion to a one way street will allow for the proposed cross section to include a 5 ½ foot sidewalk and 9 ½ foot parking on the west side. The cross section will also include a 15-foot southbound lane with a ribbon gutter to collect runoff. An additional 7-foot on the west side, will be dedicated to the City of Chula Vista for any future improvements to be installed. The conversion will solve these problems as well as account for future improvements. Private improvements along the roadway frontage would also be facilitated.

Conclusion

Based on staff's research, staff has concluded that making 27th Street, between Main Street and Faivre Street, a one-way southbound roadway is a viable solution. After tonight's public hearing, however, if the outcome decision is other than what staff has recommended, staff will work with area residents on procedures to implement the desired changes in the future. All area residents have been notified of tonight's meeting.

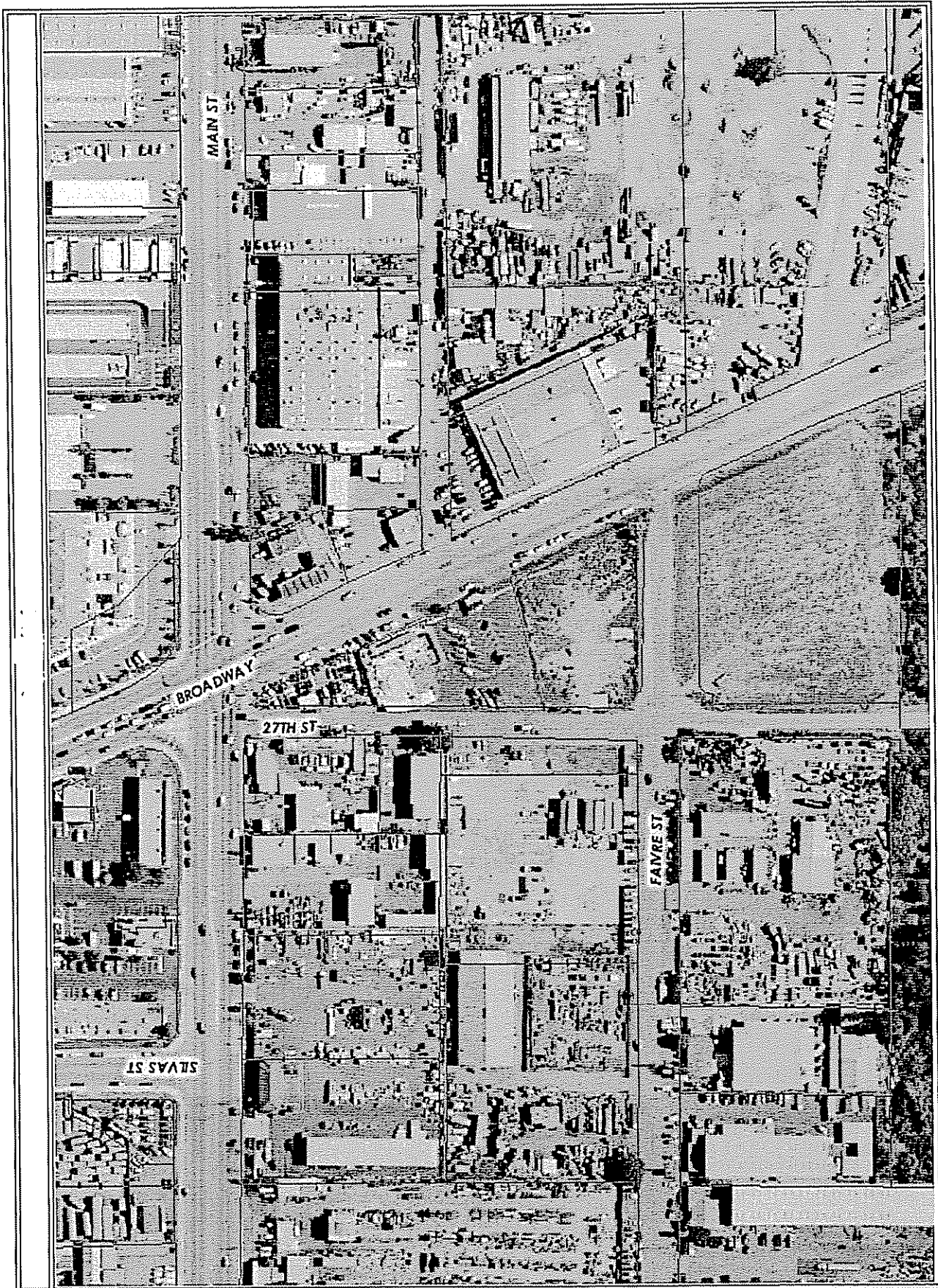
FISCAL IMPACT

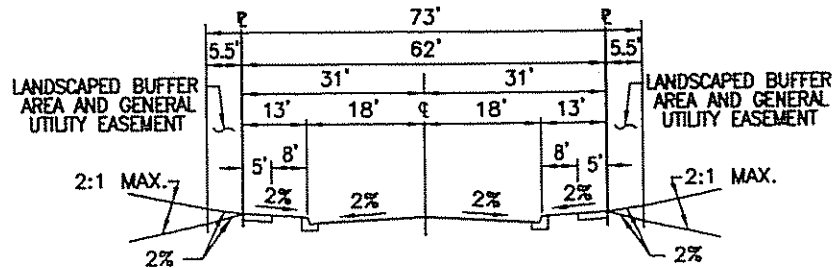
Construction costs will be borne by the developers as development progresses around 27th Street. Costs associated with processing of the associated permits will be reimbursed from the developer's deposits.

Attachments:

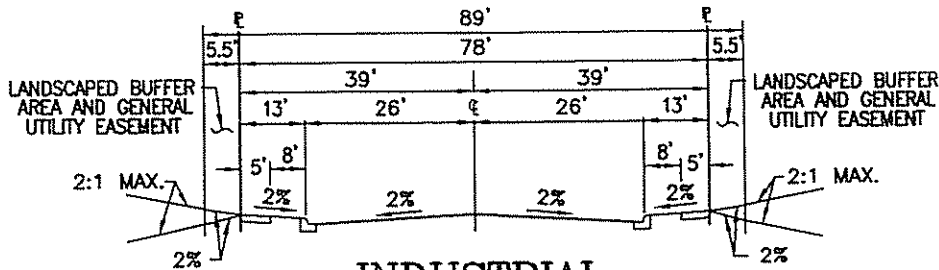
1. Aerial Photos
2. City of Chula Vista Street Standards
3. Traffic Volume Report
4. Resident Letters

ATTACHMENT 1





RESIDENTIAL
WITH NON-CONTIGUOUS SIDEWALKS
NO SCALE



INDUSTRIAL
WITH NON-CONTIGUOUS SIDEWALKS
NO SCALE

NOTES:

1. REFER TO CITY OF CHULA VISTA "STREET DESIGN STANDARDS POLICY" ADOPTED BY COUNCIL RESOLUTION #15349 ON OCTOBER 17, 1989.
2. STANDARDS MAY VARY IN DEVELOPED AREAS WEST OF I-805. REFER TO "STREET DESIGN STANDARDS POLICY".
3. STANDARD CROSS-SECTIONS HAVE BEEN REVISED FOR NON-CONTIGUOUS SIDEWALKS.
4. TREES WITHIN 7.5' OR LESS OF HARDSCAPE SHALL HAVE ROOT BARRIERS AND DEEP WATER IRRIGATION.

| | | | |
|-------------|-----------------------------|------------------------------------------------|--------------|
| Revised: | Original Approval Date: | CITY OF CHULA VISTA PUBLIC WORKS DEPARTMENT | |
| 9-12-01 CVM | Drawn By: CVM Date: 1-27-00 | | |
| | <i>Blifford Swanson</i> | RESIDENTIAL & INDUSTRIAL STREET SECTIONS | CVD- 0707 |

ATTACHMENT 3

Speed Statistics 27th Street (Main Street - Faivre Street)

October 14 - 17

27 th Street (Main Street - Faivre Street)

| <u>Speed</u> | | <u>85%</u> | <u>95%</u> |
|--------------|----|------------|------------|
| | NB | 17.0 | 19.7 |
| | SB | 19.5 | 22.6 |

| <u>Volume</u> | <u>SB</u> | <u>NB</u> | <u>Total Daily Vol.</u> |
|---------------|-----------|-----------|-------------------------|
| 10/14 | 201 | 75 | 276 |
| 10/15 | 232 | 67 | 299 |
| 10/16 | 226 | 63 | 289 |

Total ADT = 288

ATTACHMENT 4

Property Owner Name
Property Owner Address

October 30, 2008
File: KY-119

PROPOSAL TO CONVERT 27TH STREET IN CHULA VISTA TO A ONE WAY STREET.

As a property owner of one of the parcels that may be affected by this issue, you are being notified that the City of Chula Vista is considering converting 27th Street to a one-way street with southbound circulation from the intersection of Main Street to the intersection of Faivre Street (see map attached). The proposal also includes establishing a street width of 40 feet. This street is currently a narrow, two-way roadway in south Chula Vista.

A public hearing will be scheduled with the City of Chula Vista Safety Commission to consider this proposal. A staff report and recommendation are being prepared and will be presented at this public hearing. The Safety Commission will hold the public hearing on Thursday November 13, 2008 from 6:00 p.m. to 8:00 p.m. in the City of Chula Vista Police Department Building Community Conference Room located at the southeast corner of Fourth Avenue and F Street.

The proposal is being made based on the following reasons:

1. The intersection with Main Street forms a five-legged intersection with Broadway;
2. This public roadway does not have any curb, gutter and sidewalk;
3. The roadway is very narrow and ultimate improvements need to be planned for;
4. This roadway has buildings that are encroaching on the public right-of-way;
5. This roadway serves a daily traffic volume of approximately 200 to 300 vehicles;
6. A one-way roadway could be accommodated within the existing right-of-way.

At this point in time, no decision has been made to make it a one-way street in the northbound only or the southbound only direction, or to leave it as a two-way street. City staff has been discussing this proposal and has held meetings with four of the five property owners during the past few months. Based on these meetings and discussions, City staff's understanding is that the four property owners agree with the proposal being presented to the Safety Commission. If you would like to contact us to provide additional input on this matter, please feel free to do so. We expect the Safety Commission to make a decision on this matter at the November 13th hearing and would greatly appreciate your attendance. A copy of the staff report will be made available on Friday November 6th with the recommendation from the City's Traffic Engineering Section. If you can provide us with an e-mail address, we can provide a copy of the report and hearing agenda to you as quickly as it becomes available.

If you have any questions, please call Ms. Muna Cuthbert, Senior Civil Engineer, at (619) 409-5804 or myself.

Sincerely,

FRANCISCO X. RIVERA, P.E., T.E.
PRINCIPAL CIVIL ENGINEER

cc: Muna Cuthbert, Senior Civil Engineer

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| Name | Company | Number | Street | Suite | City | State | Zip Code |
|-----------------------------------|------------------------|---------------|---------------------|-------|-----------------|-------|----------|
| Herberto Gutierrez | | 2681 | Main Street | | Chula Vista | CA | 91911 |
| Herberto Gutierrez | | 1296 | Sea Reef Drive | | San Diego | CA | 92154 |
| RKR Real Estate Investments No. 1 | c/o PPI Produce | 120 | 27th Street | #120 | Chula Vista | CA | 91911 |
| Walter Goodzeal | The Urban Design Group | 15938 | Bernardo Center Dr. | | San Diego | CA | 92128 |
| Francisco Vasquez | | 1805 | Cabernet Drive | | Chula Vista | CA | 91913 |
| Vian Yakou | | P.O. Box 8431 | | | Rancho Santa Fe | CA | 92067 |
| Latif Zoura | | 3189 | Main Street | | Chula Vista | CA | 91911 |
| Paul and Son's | | 1716 | Broadway | | Chula Vista | CA | 91911 |

RESOLUTION OF THE SAFETY COMMISSION OF THE CITY
OF CHULA VISTA APPROVING THE CONVERSION OF 27TH
STREET BETWEEN MAIN STREET AND FAIVRE STREET
FROM A TWO-WAY ROADWAY TO A ONE-WAY
SOUTHBOUND ROADWAY

WHEREAS, there have been several development proposals in the area of 27th Street and a request has been made to the City to convert 27th Street from a narrow two way roadway, into a one-way southbound road way; and

WHEREAS, currently, 27th Street intersects Main Street at the intersection of Main Street and Broadway, creating a 5-legged intersection; and

WHEREAS, traffic volume studies have been completed, finding that the conversion will minimally impact the use of the road since the majority (76%) of 27th Street's present use is in the southbound direction; and

WHEREAS, the City of Chula Vista Design Standards for a two-way industrial street require 78 feet of right-of-way and that currently measured right-of-way for 27th Street is 33 feet, which is about 42% of the needed right-of-way; and

WHEREAS, requiring a full width industrial street will severely limit development and intensify the problems with the intersection at Main Street and Broadway; and

WHEREAS, the conversion of 27th Street from a two-way roadway to a one way southbound roadway will improve traffic flow and safety for the 5-legged intersection at Main Street and Broadway, minimally impact the road's current use, and will not limit the surrounding development projects by installing a full width industrial street.

NOW, THEREFORE, BE IT RESOLVED by the Safety Commission of the City of Chula Vista that it approves the conversion of 27th Street between Main Street and Faivre Street from a two-way roadway to a one-way southbound roadway.

PASSED AND APPROVED by the Safety Commission of the City of Chula Vista, California, this 13th day of November 2008 by the following vote:

| | |
|---------|----------------|
| AYES: | Commissioners: |
| NAYS: | Commissioners: |
| ABSENT: | Commissioners: |

John Liken, Chair

ATTEST:

Florence Picardal, Secretary